

# Property and Construction Management Department



*Boston Public Facilities Department*

*Thomas M. Menino, Mayor*

*Michael J. Galvin, Chief of Public Property*

Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

December 20, 2010

Public Facilities Commission  
26 Court Street  
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its December 20, 2010 meeting:

<b>VOTE 1</b>	<b>TRANSFER OF LAND AND BUILDINGS LOCATED AT 201 AND 225R RIVERMOOR STREET IN WEST ROXBURY FROM THE PROPERTY AND CONSTRUCTION MANAGEMENT DEPARTMENT TO THE PUBLIC FACILITIES COMMISSION.</b>	<b>Transfer of Land</b>
<b>Michael Galvin</b>		

**201 Rivermoor Street, West Roxbury, Ward 20, Assessor's Parcel 09228-000, 319,730 sq. ft.**

**225R Rivermoor Street, West Roxbury, Ward 20, Assessor's Parcel 09228-015, 123,006 sq. ft.**

**Property Description:** Office, warehouse, garage, tool room, welding shop, platform, an appurtenant compressed natural gas fueling station (CNG facility) and 300 parking spaces.

<b>VOTE 2</b>	<b>TENTATIVE DESIGNATION AND INTENT TO LEASE TO A NOMINEE: LAND AND BUILDINGS LOCATED AT 201 AND 225R RIVERMOOR STREET IN WEST ROXBURY.</b>
<b>Michael Galvin</b>	

**201 Rivermoor Street, West Roxbury, Ward 20, Assessor's Parcel 09228-000, 319,730 sq. ft.**

**225R Rivermoor Street, West Roxbury, Ward 20, Assessor's Parcel 09228-015, 123,006 sq. ft.**

**Property Description:** Office, warehouse, garage, tool room, welding shop, platform, an appurtenant compressed natural gas fueling station (CNG facility)

**ROOM 811, BOSTON CITY HALL, BOSTON, MA 02201 617-635-4100 FAX: 617-635-3250**

**CAPITAL CONSTRUCTION OFFICE**

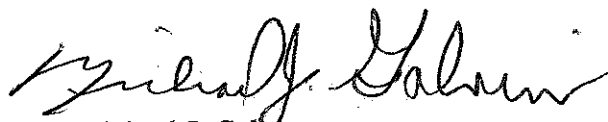
**26 COURT STREET, 10TH FLOOR, BOSTON, MA 02108 617-635-0546 FAX: 617-635-0555**

and 300 parking spaces.

**Use:** Five-year lease with a five-year option to renew at the sole discretion of the City.

<b>VOTE 3</b> <b>Wayne MacKenzie</b>	<b>CONTRACT TO BLW ENGINEERS, INC.:</b> To provide engineering design and construction administration services associated with the Curley Community Center Heating, Ventilation and Air Conditioning Upgrades Project.	<b>\$71,208.00</b>
<b>VOTE 4</b> <b>Jim McGaffigan</b>	<b>AMENDMENT TO THE NO VOTE REQUEST OF MARCH 18, 2010:</b> Regarding a contract with Baker/Wohl Architects, Inc. for architectural design and construction administration services associated with the Curtis Hall Renovations Phase II Project.	<b>Increase of \$25,000.00</b>
<b>VOTE 5</b> <b>Leo Murphy</b>	<b>AMENDMENT TO THE VOTE OF MARCH 11, 2010:</b> Regarding a contract with CSS Architects, Inc. for architectural design and construction administration services associated with the Agassiz School Window Replacement Project.	<b>Increase of \$6,756.00 and Time Extension</b>
<b>VOTE 6</b> <b>Tom Leahy</b>	<b>CONTRACT TO FITZEMEYER &amp; TOCCI ASSOCIATES, INC.:</b> To provide engineering design and construction administration services associated with the Strand Theater Theatrical Lighting and Sound System Renovation Project.	<b>\$152,068.00</b>
<b>Angela Atchue</b>	<b>NEW BUSINESS:</b> East Boston Transfer of Land to the PFC and Tentative Designation and Intent to Sell Vote for Land in Fee in East Boston, including the sale of Land for a Permanent Easement in East Boston.	<b>Transfer of Land and Tentative Designation and Intent to Sell</b>

Sincerely,



Michael J. Galvin  
Director of Public Facilities Department and  
Chief of Public Property

**PUBLIC FACILITIES DEPARTMENT  
AGENDA**

**PUBLIC FACILITIES COMMISSION  
DECEMBER 20, 2010**

**VOTE 1:** Subject to the approval of the Mayor under the provisions of St.1909, C. 486, s. 31A (as appearing in St. 1966, C.642, s.12) that land and buildings located at 201 and 225R Rivermoor Street in the West Roxbury District of the City of Boston (Ward 20, Parcel Numbers 09228000 and 09228015), containing in total 442,736 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Property and Construction Management Department to the care, custody, management and control of the Public Facilities Commission;

AND FURTHER VOTED: That the land and buildings hereby transferred are shown on the attached Plans, entitled, "Exhibit A, West Roxbury Proposed Footprint," "Exhibit B, Current Parking Configuration" and "Exhibit C, Location Plan."

**VOTE 2:** That a nominee be tentatively designated as the lessee of the land and buildings located at 201 and 225R Rivermoor Street in the West Roxbury District of the City of Boston (Ward 20, Parcel Numbers 09228000 and 09228015), containing in total 442,736 square feet of land, from the date of conveyance subject to such terms, conditions and restrictions as the Commissioner of the Property and Construction Management Department deems appropriate for proper use of the land and buildings; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, s.31B (as appearing in St. 1966, c.642, s.12) that it is the intent of this Commission to convey the aforementioned land and buildings to a nominee to be approved by the Commissioner of the Property and Construction Management Department;

AND FURTHER VOTED: That the Commissioner of the Property and Construction Management Department be, and hereby is, authorized to advertise the intent of this Commission to convey the above-described land and buildings in accordance with the applicable provisions of Chapter 642 of the Acts of 1966 and G.L. c.30B, section 16;

AND FURTHER VOTED: That the above-described land and buildings transferred are shown on the attached Plans, entitled, "Exhibit A, West Roxbury Proposed Footprint," "Exhibit B, Current Parking Configuration" and "Exhibit C, Location Plan."

**VOTE 3:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on August 23, 2010 to BLW Engineers, Inc., a Massachusetts corporation, with an office at 311 Great Road, P.O. Box 1551, Littleton, MA 01460. Under the terms of this contract, BLW Engineers, Inc., will provide engineering design and construction administration services associated with the Curley Community Center Heating, Ventilation and Air Conditioning Upgrades Project. The scope of services includes upgrades to the heating, ventilation and air-conditioning system at the Curley Community Center. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$71,208.00 including \$17,000.00 for additional services, which is a fixed fee of 8% based on an estimated construction cost of \$677,607.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 4:** That the vote of this Commission at its meeting of May 8, 2008 and, thereafter, further amended by no vote requests on March 18, 2010 and October 29, 2009, regarding a contract with Baker/Wohl Architects, Inc. for architectural design and construction administration services associated with the Curtis Hall Renovations Phase II Project

be, and hereby is, amended as follows:

By deleting the following words and figures: "\$459,500.00, including \$145,500.00" and substituting in place thereof the following figures: "\$484,500.00, including \$170,500.00."

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 5:** That the vote of this Commission at its meeting of July 10, 2008 and, thereafter further amended by a no vote request on February 19, 2010 and further amended by a vote on March 11, 2010, regarding a contract with CSS Architects, Inc. for architectural design services associated with the Agassiz School Window Project

be, and hereby is, amended as follows:

By deleting the following words and figures: "the term of the contract shall be from August 27, 2008 to December 31, 2010 at a cost not to exceed \$206,309.00, including \$40,000.00 for additional services" and substituting in place thereof the following words and figures: "the term of the contract shall be from August 27, 2008

to May 2, 2011, at a cost not to exceed \$213,309.00, including \$95,100 for additional services.”

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 6:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on June 7, 2010 to Fitzmeyer & Tocci Associates, Inc., a Massachusetts corporation, with an office at 92 Montvale Avenue, Stoneham, MA 02180. Under the terms of this contract, Fitzmeyer & Tocci Associates, Inc., will provide engineering design and construction administration services associated with the Strand Theater Theatrical Lighting and Sound System Renovation Project. The scope of services includes upgrades to theatrical lighting, sound and communication systems, including all required electrical upgrades. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$152,068.00, including \$69,568.00 for additional services, which is a fixed fee of 10% based on an estimated construction cost of \$825,000.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.